

45-46

BK 7362PG305

GMAC #307005583

**QUITCLAIM DEED WITH COVENANT
CORPORATE GRANTOR**

**NO TRANSFER
TAX PAID**

KNOW ALL BY THESE PRESENTS,

012297

THAT *GMAC Mortgage Corporation*, a corporation organized and existing under the laws of the Commonwealth of Pennsylvania with a principal place of business in Horsham, Pennsylvania, in consideration of One Dollar (\$1.00) and other valuable consideration paid by *Federal National Mortgage Association*, whose mailing address is 950 East Paces Ferry Road, Suite 1900, Atlanta, GA 31705, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said *Federal National Mortgage Association*, its successors and assigns forever,

A certain lot or parcel of land situated on the southerly side of Washington Street in the City of Waterville, County of Kennebec and State of Maine, being more particularly described as follows, to wit:

Beginning at a 5/8" steel pin with identification cap set in the southerly line of Washington Street, said pin being located north fifty-five degrees two minutes east (N 55° 02'E) and fifty-five and two tenths (55.2) feet from the northwest corner of land now or formerly owned by George F. and Barbara O. Rafuse, said Rafuses' deed is recorded in the Kennebec County Registry of Deeds in Book 1136, Page 325; thence north fifty-five degrees two minutes east (N 55° 02'E) along the southerly line of Washington Street for one hundred sixty-nine and six tenths (169.6) feet to a point and land to be retained by Gary A. Craig; thence south sixty degrees zero minutes east (S60° 00'E) along land to be retained by the said Craig for three hundred and zero tenths (300.0) feet to a 5/8" steel pin with identification cap set and land to be retained by the said Craig; thence south fifty-five degrees two minutes west (S 55° 02'W) along land to be retained by the said Craig for one hundred sixty-nine and six tenths (169.6) feet to a 5/8" steel pin with identification cap set and land to be retained by the said Craig; thence north sixty degrees zero minutes west (N60° 00'W) along land to be retained by the said Craig for three hundred and zero tenths (300.0) feet, more or less, to the point of beginning.

Meaning and intending to convey a parcel of land containing one and six hundredths (1.06) acres.

Further reference may be made to the Quitclaim Deed from GMAC Mortgage Corporation to GMAC Mortgage Corporation, dated ~~February~~ ^{March 14}, 2003 and to be recorded herewith.

GMAC

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AND DO COVENANT with the said Grantee, its successors and assigns, that GMAC Mortgage Corporation shall and will covenant and defend the premises to the said Grantee, its successors and assigns forever, against lawful claims and demands of all persons claiming by, through or under GMAC Mortgage Corporation.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said *Federal National Mortgage Association*, its successors and assigns forever.

IN WITNESS WHEREOF, GMAC Mortgage Corporation has caused this instrument to be signed in its corporate name by Debi Pond, its Limited Signing Officer this 14th day of February, 2003.

Signed and Delivered in the Presence of:

Debi Pond

GMAC Mortgage Corporation

By: *Debi Pond*

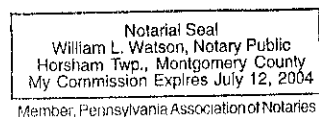
Printed Name

Its Limited Signing Officer

COMMONWEALTH OF PENNSYLVANIA
Montgomery, ss.

March 14, 2003
February

Then personally appeared the above named Debi Pond, Limited Signing Officer of GMAC Mortgage Corporation and acknowledged the foregoing instrument to be ~~his~~ her free act and deed, and the free act and deed of GMAC Mortgage Corporation.



Before me,

William L. Watson
Notary Public

Printed Name

My Commission Expires

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RECEIVED KENNEBEC SS.

2003 APR 22 AM 9:00

ATTEST: *Buffy B. Williams*
REGISTER OF DEEDS

